

Highlights

- ✓ Continuing to expand the Family Self-Sufficiency program with the addition of a Housing Leasing Specialist position. Additional HUD grant dollars received to support an additional position.
- ✓ Exploring alternatives for the consolidation of Public Housing administrative personnel.
- ✓ Beginning in 2003, the Department is operating without General Fund support.

Housing Services exists to establish and maintain an affordable housing strategy for the City that encompasses housing, rent and utility assistance, home ownership, and home rehabilitation.

Overview

Housing Services is funded from grants. Two principal functions of Housing Services are the administration of the Wichita Housing Authority's (WHA) Public Housing and Section 8 Housing Assistance programs funded from the U.S. Department of Housing and Urban Development (HUD). Other programs Housing Services administers include the HOME Program, the Direct Loan and Deferred Loan Programs, the Infill Housing Program and the Emergency Shelter and Assistance programs. Most services are targeted to low-income citizens for housing assistance, home ownership and home rehabilitation.

Finance and Operations

WHA Public Housing rents publicly-owned housing to low-income households at an affordable rate based on income and family size. Rent is based upon 30 percent of the household adjusted gross income. The WHA owns various single-family houses, primarily located in the inner City, and four apartment complexes: Greenway Manor, McLean Manor, Rosa Gragg and Bernice Hutcherson. WHA receives additional funding

from HUD to improve the physical condition of the public housing properties through renovation and rehabilitation.

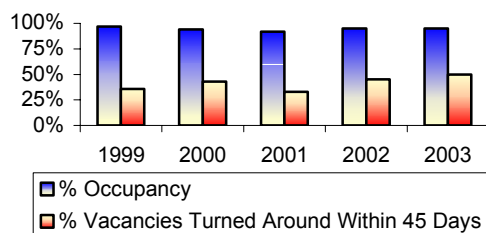
Section 8 provides rent and utility assistance through vouchers and certificates. The Section 8 Voucher Program provides subsidy vouchers to tenants based on a rent set by the landlord and tenant, within an upper rent limit set by HUD. Today, Section 8 serves approximately 700 landlords and over 2,500 tenants. The budgets reflect HUD's mandate to gradually convert all the existing Section 8 program activities to the Section 8 Vouchers. Section 8 is required to inspect the housing unit prior to tenant occupancy, 120 days after occupancy and annually thereafter to ensure the landlord is maintaining the housing unit in compliance with housing standards. Section 8 is also required to perform exit inspections to ensure no damage occurred above the customary living usage.

Section 8 manages the Family Self-Sufficiency (FSS) program that assists current Section 8 clients to accomplish agreed upon goals over a five-year period. One standard goal is to seek and maintain employment. As participants increase their income, the program sets aside money in an escrow based on starting incomes. Once the participant has completed the program successfully, the escrow money is awarded to them. The program has been successful and has assisted 60 families in purchasing their own home, starting a new business, or completing a four-year college degree. Due to the success of the program, HUD is continuing to provide funding to support the administration of the FSS program.

The HOME Program is instrumental in facilitating development of safe, clean, and affordable housing by providing assistance to both individuals and housing development organizations. Through the use of available land, and partnering with local developers, the HOME Program has led to redevelopment of older, blighted neighborhoods and creation of several new multi-family subdivisions.

Beginning in 2003, General Fund support for the Housing Services Administration activities was eliminated with activities being transferred to applicable grants. Additionally, the department has begun recruitment for a new Director of Housing.

Public Housing Occupancy





Rosa Gragg Gazebo and Courtyard



Considerable efforts have been made to improve and maintain the upkeep and landscaping of public housing units, including the gardens shown here at Rosa Gragg.

Housing Services Department Budget Summary

	2002	2003	2003	2004	2005
	Actual	Adopted	Revised	Adopted	Approved
Personal Services	2,768,882	2,610,060	2,610,060	2,770,080	2,822,765
Contractuals	11,143,063	11,336,110	11,327,910	11,329,405	11,336,195
Commodities	361,684	194,658	194,658	194,658	194,658
Capital Outlay	255,038	0	0	0	0
Other	240,800	800	800	800	800
Total Expenditures	14,769,468	14,141,628	14,133,428	14,294,943	14,354,418
General Fund	169,088	0	0	0	0
Wichita Housing Authority/Section 8	13,819,635	14,141,628	14,133,428	14,294,943	14,354,418
Total Expenditures	13,988,723	14,141,628	14,133,428	14,294,943	14,354,418
Locally-funded positions	1.15	0	0	0	0
Grant-funded positions	55.63	60.33	64.62	64.62	64.62
Total FTE positions	56.78	60.33	64.62	64.62	64.62